



# ±125,000 SF INDUSTRIAL SPACE FOR LEASE

230 MASTERS BLVD, ANDERSON, SC 29626

This ±125,000 SF industrial building by Red Bullet is conveniently located less than 2 miles from Highway 29 and less than 5 miles from downtown Anderson.

The building is immediately adjacent to Pregis, which offers packaging design and printing services. Other corporate neighbors include First Quality Tissue, Pickens Railway Company, Michelin Starr Manufacturing, and Electrolux.



Delivered  
Q1 2025



±1.4 Mile to Hwy 29  
±10.2 Miles to I-85



8 Dock Doors &  
19 Knockouts



Established Industrial  
Area



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOR LEASE**  
CALL FOR PRICING

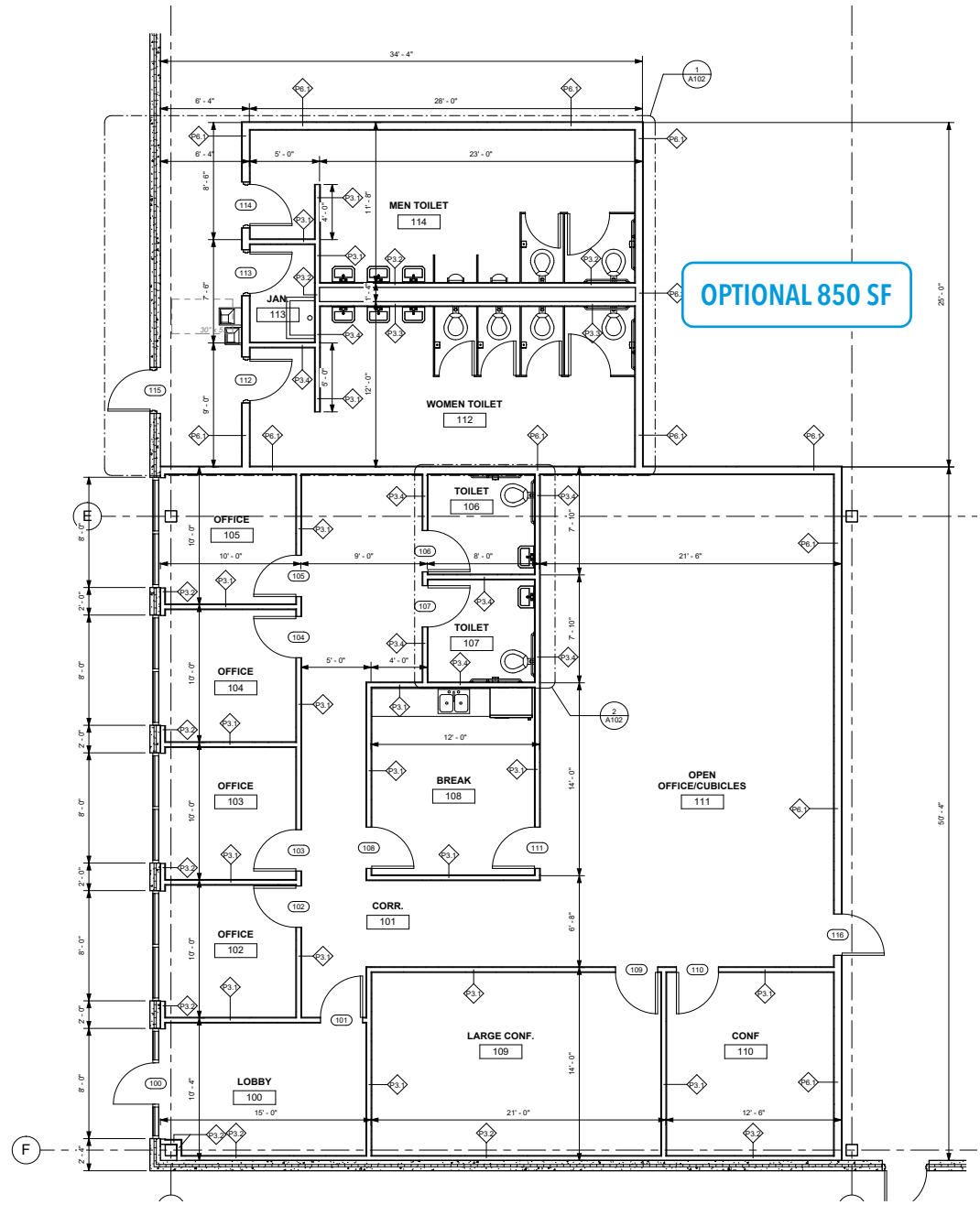
**FOR MORE INFORMATION**

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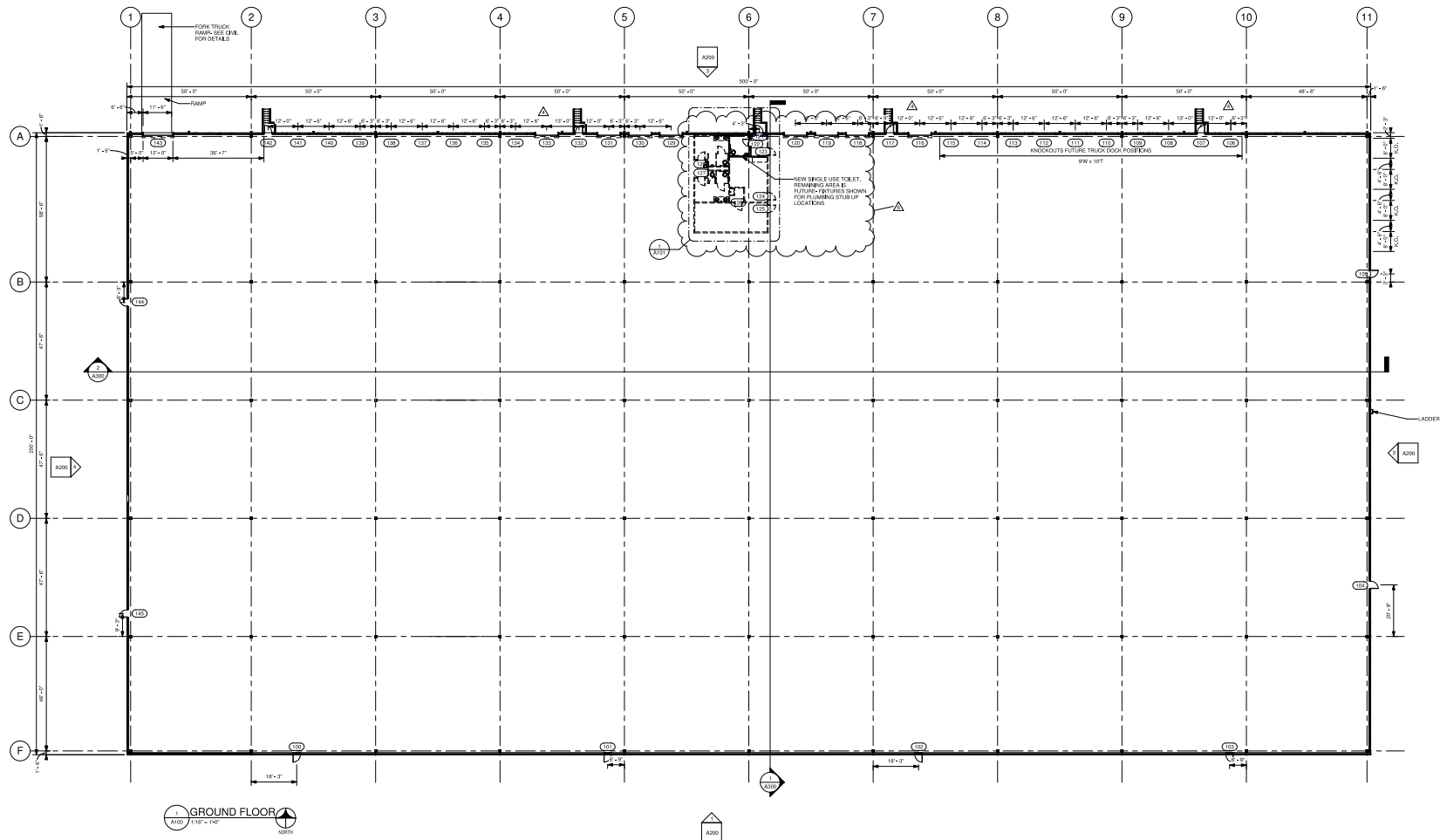
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# Building Details.

BUILDING SF	±125,000 SF
OFFICE	2,425 SF with Optional 850 SF
ORIENTATION	250' x 500'
CONFIGURATION	Rear Load
COLUMN SPACING	47' 6" x 50' (58' 6" Speed Bay)
CONSTRUCTION	Pre Cast Concrete Panels
ROOFING	TPO Membrane
SLAB	6" (4,000 PSI)
WATER	Starr-Iva Water
SEWER	Anderson County Sewer
GAS	Piedmont Natural Gas
POWER	480 Amps - 3 Phase
FIBER	AT&T
ELECTRIC	Duke Energy
SPRINKLER	ESFR - K25.2
CLEAR HEIGHT	32'
FLOOR THICKNESS	6" Slab on Gravel Base with Vapor Barrier
LIGHTING	LED
EXTERIOR	Tilt-up Concrete Panels
TRUCK COURT DEPTH	Up To ±140' Depth
DOCKS	8 Dock Doors & 19 Knockouts
DRIVE-IN DOORS	(1) 12' x 14'
DOCK EQUIPMENT	8 EODs and 8 Seals
AIR CHANGE	.1 per hour
PARKING	22 auto spaces / 2 handicap spaces. Potential to significantly expand parking lot



# Floor Plan.

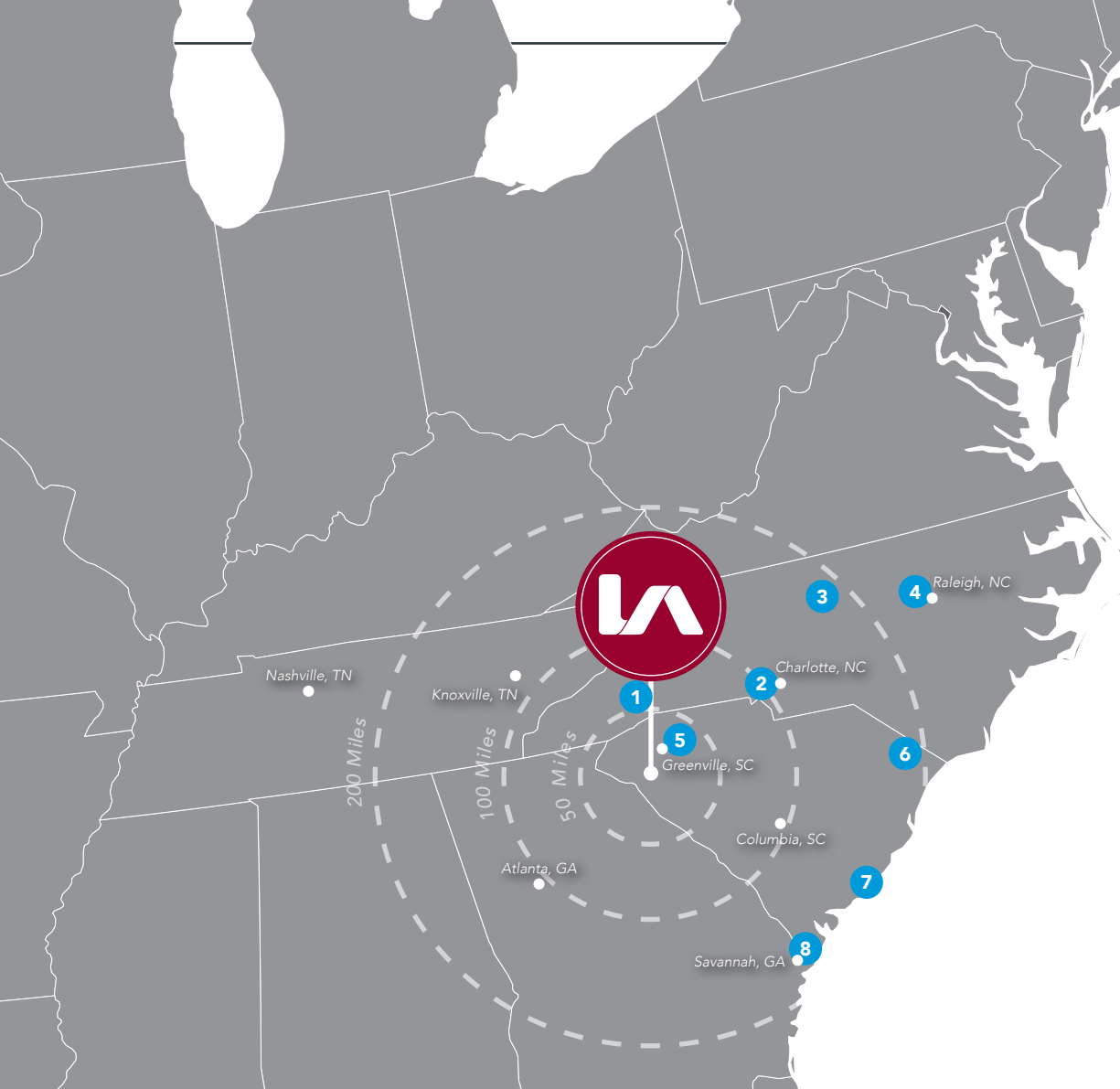




# Site Aerial.

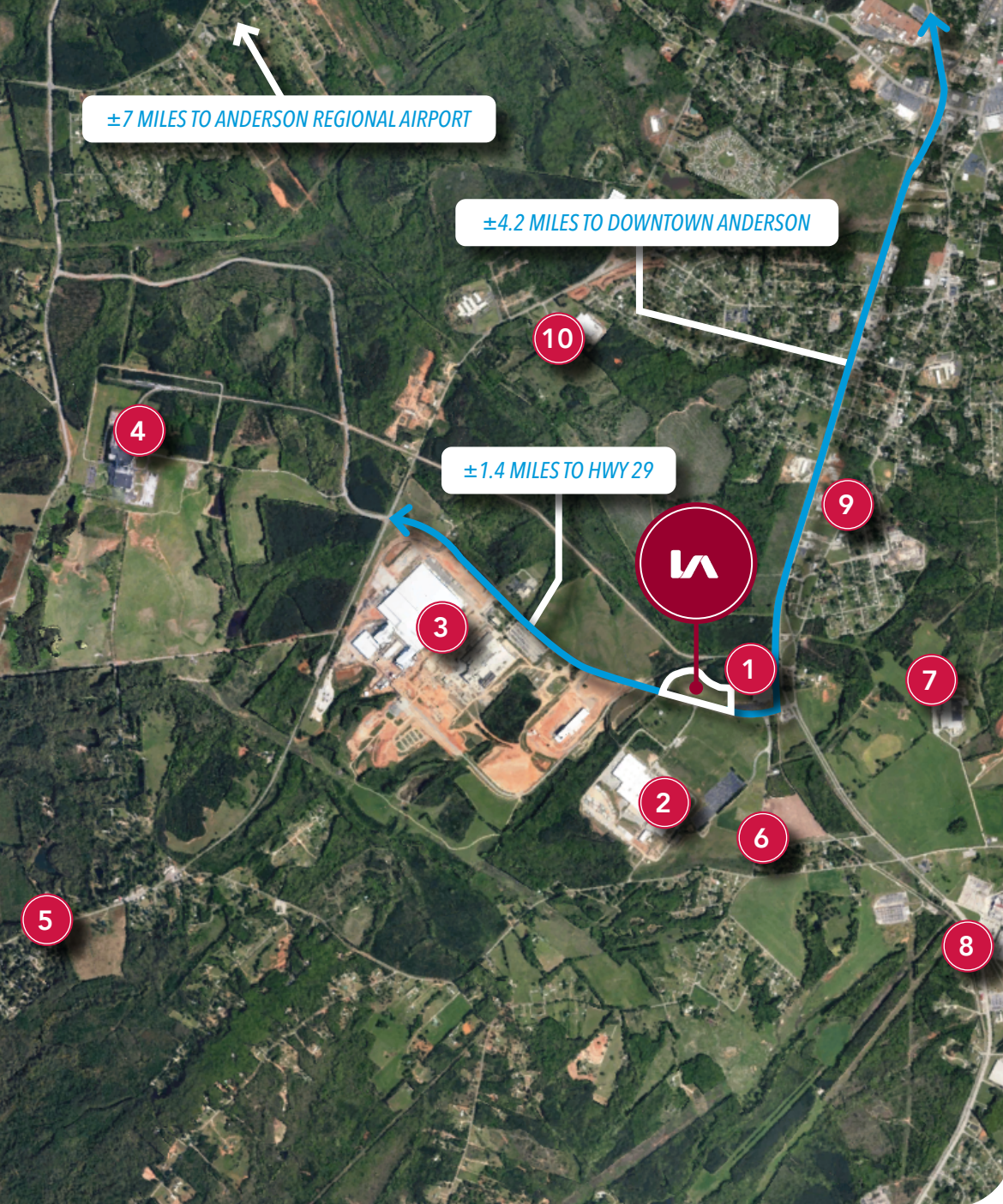


## Regional Overview.



**One Day Drive: 107M+ Consumers**  
**Two Day Drive: 249M+ Consumers**

	<b>AIRPORTS</b>	<b>DISTANCE (mi)</b>	<b>DRIVE TIME</b>
1	Anderson Regional Airport	7	11 min
2	GSP International Airport	44	54 min
3	Charlotte Douglas International	127	2 hr 18 min
4	Atlanta International Airport	133	2 hr 39 min
<b>KEY MARKETS</b>			
	Greenville, SC	34	47 min
	Columbia, SC	117	2 hr 9 min
	Atlanta, GA	124	2 hr 30 min
	Charlotte, NC	133	2 hr 26 min
	Knoxville, TN	202	3 hr 51 min
	Savannah, GA	212	4 hr 11 min
	Raleigh, NC	294	4 hr 47 min
	Nashville, TN	334	6 hr
<b>PORTS</b>			
5	Inland Port Greer	50	1 hr 8 min
6	Port of Savannah	207	4 hr 11 min
7	Inland Port Dillon	222	3 hr 10 min
8	Port of Charleston	227	3 hr 43 min



## Location Overview.

### Highway Access



±1.4 Mile to Hwy 29



±10.2 Miles to I-85

### Corporate Neighbors

- 1 Pregis
- 2 Electrolux
- 3 First Quality Tissue
- 4 Michelin Starr Manufacturing
- 5 Southern Automotive
- 6 Pickens Railway Company
- 7 Upstate Mechanical Solutions
- 8 Owens Corning
- 9 RWI Industrial
- 10 Kadant Unaflex

# ANDERSON COUNTY

## MARKET NOTES

Anderson County lies along Interstate 85 in the northwestern portion of the Upstate region of South Carolina, roughly equidistant between Atlanta, Georgia and Charlotte, North Carolina. Its strategic position along I-85 supports significant industrial growth, logistics access and commercial activity. The area boasts one of the more competitive costs of living in the U.S., supporting its appeal for both employers and residents.

The county also benefits from a strong higher-education ecosystem: with institutions such as Anderson University, Tri-County Technical College, and nearby Clemson University, there is a well-integrated resource base to train and develop a highly skilled workforce.

Business leaders and development officials in Anderson County are capitalizing on the I-85 corridor, visible in continuing site projects, expansions and a pro-business climate.

## I-85 CORRIDOR GROWTH

Anderson is positioned within a booming logistics and manufacturing corridor known for heavy interstate traffic, rapid industrial investment, and strong economic development leadership. Business leaders continue to capitalize on this corridor's momentum, contributing to sustained regional growth.

## IN SUMMARY

Anderson County offers a powerful blend of workforce strength, strategic location, educational infrastructure, and competitive cost advantages—making it one of Upstate South Carolina's most active and investment-ready markets.



**\$10B**

**ECONOMIC OUTPUT**

ANNUALLY



**37.3%**

**PRIME WORKING AGE**

OF TOTAL POPULATION



**4%**

**UNEMPLOYMENT RATE**

ENGAGED WORKFORCE



**270+**

**MANUFACTURING  
COMPANIES**



**207,218**

**TOTAL POPULATION**



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